



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt resolution waiving fees for House Fundraiser by Hutchins Street Square Foundation (COM)

MEETING DATE: June 21, 2006

PREPARED BY: Steve Baker, Interim Community Center Director

RECOMMENDED ACTION: Adopt resolution waiving fees for House Fundraiser by Hutchins Street Square Foundation.

BACKGROUND INFORMATION: The Hutchins Street Square Foundation is having a house constructed as a fundraiser for the foundation to be used to support the Square. The Foundation had a similar successful fundraiser over 20 years ago.

The project is a new three-bedroom residence at 1458 Wildwood Drive. The project involves numerous companies and individuals in the construction and development industry who are working together through donations or reduced costs of time and materials, reduced land costs, favorable financing terms and other services to lower the costs of development. The house will be sold to a buyer with the net proceeds of the sale accruing to the Foundation to support the Square.

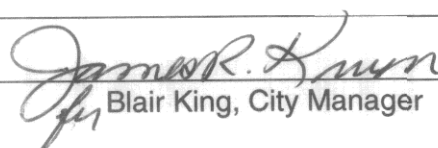
The Foundation is requesting that the City join this effort and waive permit fees to the extent possible to assist in lowering the development costs. The fees that the City has control over total \$3,158. The City may not waive fees payable to state agencies or for water and wastewater development fees

FISCAL IMPACT: Waived City fees would result in a revenue loss of \$3,158

FUNDING: Not Applicable.


Steve Baker,
Interim Community Center Director


Concurred:
Randy Hatch
Community Development Director

APPROVED: 
Blair King, City Manager



John Ledbetter
Chairman

Jeffrey Kirst
Vice-Chairman

Julia Gillespie
Secretary

Daphne Felde
Treasurer

Stewart Adams
Bradley Alderson
Dennis Bennett
Charlene Lange
Phil Lenser
Carol Meehleis
Chuck Simpson

Senior Advisors
Bruce Burlington
Norman King
Oneta Lange

Steve Baker
City of Lodi Liaison

June 14, 2006

Lodi City Council
P.O. Box 3006
Lodi, CA 95241-1910

Subject: House Fundraiser - Permit Fee Waiver

The Hutchins Street Square Foundation is currently working with members of the local business community to construct a house for which the sales proceeds will be used to support Hutchins Street Square. A similar successful fundraiser was held 20 years ago.

As the funds raised by this project ultimately benefit the City and the community, we are requesting your support of this worthwhile project by authorizing waiver of the approximately \$3,058.00 in permit fees the City would normally charge for construction of a house. The Hutchins Street Square Foundation has paid the plan check fees in the amount of \$995.54.

More detailed information on this fundraiser is provided in the attached press release.

Sincerely,

J. Jeffrey Kirst, Vice Chair
Hutchins Street Square Foundation

SB/JJK/lm

attachment

Press Release



Contact: Linda McEnerney Hutchins Street Square Fdn. Phone 209.333.5572 Fax 209.367.5461	125 S. Hutchins Street Lodi, CA 95240 www.hutchinsstreetsquare.com
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IMMEDIATE RELEASE

June 13, 2006

Contact: Jeffrey Kirst – (209) 334-4994

Ground will soon be broken in the SunWest Meadows Development for a home which sale proceeds will be donated to Hutchins Street Square according to Chairman John Ledbetter and Project Coordinator Jeffrey Kirst.

Kirst, a member of the Hutchins Street Square Foundation Board announced that construction will begin shortly on the Wildwood Drive site and expected the home to be ready for sale and occupancy in time for the Christmas holidays.

The concept of a home sale was conceived over 20 years ago by fellow board member Dennis G. Bennett, with support from local developers and subcontractors who volunteered a portion of their work and labor to be donated to the project.

This is the second time in the history of the Square that the Lodi building industry has stepped forward to be a major donor. The first home sale was in September, 1984 – Pat and Kathleen Farrington bought the Lodi Park West home. As a result of the sale, the Foundation received a net profit of over \$33,000 with contributions of labor and finances made by 38 individuals, companies and subcontractors involved in the construction of the house.

Leading the charge for the 2006 house is Ysidro Acosta of ACI, Inc. who has volunteered to supervise the job at no cost. Early donors and supporters of the project include Chris Keszler and David Williams, who provided the lot at below market cost, Farmers and Merchants Bank extending excellent lending terms, Placer Title Company, the City of Lodi, Bennett Development, Duran Homes, JFH Design Group and Tokay Development all working together to complete the initial planning, material selection and permitting process.

The new residence will be under construction at 1458 Wildwood Drive. The project home is 2,156 square feet with three bedrooms, master bath, separate office, tiled entry, dining room and arched entry to the living room featuring a gas fireplace and French sliders that spill into the backyard. Granite countertops are a focus in the kitchen, along with crown molding and a two-car garage.

Tradesmen interested in being a part of this community project should contact Jeffrey Kirst at Tokay Development, Inc., (209) 334-4994, for more information.

The ongoing mission of the Hutchins Street Square Foundation is to direct, guide and monitor the continued development and use of the Square for the cultural, social, and educational needs of our entire community. For more information about the Square, please call (209) 333-6782, or visit our website at www.hutchinsstreetsquare.com.

For Immediate Release

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CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
Building Inspection Division
(209) 333-6714

FEES AND ASSESSMENTS DUE

Print Date: June 14, 2006

Application/Permit No: **B17483** Type: SFD Detached
Project Address: **1458 WILDWOOD DR**
APN: 058-580-25 Subdivision: CENTURY MEADOWS I-3 Lot No.: 137

PROPERTY OWNER Name: HUTCHINS STREET SQUARE FOUNDATION, A CA NON-PROF Phone: (209) 333-6782	CONTRACTOR Name: UNKNOWN AT THIS TIME Phone: () -
PROJECT MANAGER Name: JEFFREY KIRST Phone: (209) 334-4994	

PROJECT DESCRIPTION

Single family dwelling, 3 bedroom

VALUATION FACTORS

Occupancy	Type	Factor	Sq Feet	Valuation
Dwellings	H * V - Wood Frame	84.71	2,156	\$182,634.76
Private Garages	A * Wood Frame	24.30	512	\$12,441.60
Patio/Covered Area	A * Covered Entry	16.60	24	\$398.40
Totals...			2,692	\$195,474.76*

ACCOUNT ITEM LIST

Fee Description	Account Code	Total Fees	Fees Paid	
Building Permit Fee	3401.5171	1,531.60	.00	Subject to waiver
Electrical Permit Fee	3401.5172	151.14	.00	Subject to waiver
Energy Compliance Surcharge	3401.5171	76.58	.00	Subject to waiver
Mechanical Permit Fee	3401.5173	151.14	.00	Subject to waiver
Plan Check Fee	3401.6101	995.54	995.54	Subject to waiver
Plumbing Permit Fee	3401.5174	151.14	.00	Subject to waiver
S.M.I.P. Admin Fee	3401.5171	.98	.00	Subject to waiver
S.M.I.P. Fees	1410.2352	18.57	.00	-----
Wastewater Capacity Fee	1731.6122	6,457.50	.00	-----
Water Meter Deposit	180.2106	325.00	.00	-----
Zoning Plan Review	3401.6102	100.00	.00	Subject to waiver

RECEIVED BY: DATE: TIME:

Total Fees:	\$9,959.19
Total Payments:	\$995.54
Balance Due:	\$8,963.65

A RESOLUTION OF THE LODI CITY COUNCIL
WAIVING FEES FOR HOUSE FUNDRAISER BY
HUTCHINS STREET SQUARE FOUNDATION

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WHEREAS, the Hutchins Street Square Foundation is having a house constructed as a fundraiser for the Foundation to be used to support the Square; and

WHEREAS, the project is a new three-bedroom residence at 1458 Wildwood Drive, and involves numerous companies and individuals in the construction and development industry who are working together through donations or reduced costs of time and materials, reduced land costs, favorable financing terms and other services to lower the costs of development; and

WHEREAS, the house will then be sold to a buyer, with the net proceeds of the sale accruing to the Foundation to support the Square; and

WHEREAS, the Foundation requests that the City join this effort and waive permit fees in the amount of \$3,158 to assist in lowering the development costs.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize staff to waive the permit fees in the amount of \$3,158.00 for the House fundraiser by the Hutchins Street Square Foundation.

Dated: June 21, 2006

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I hereby certify that Resolution No. 2006-____ was passed and adopted by the Lodi City Council in a regular meeting held June 21, 2006 by the following vote:

AYES: COUNCIL MEMBERS –

NOES: COUNCIL MEMBERS –

ABSENT: COUNCIL MEMBERS –

ABSTAIN: COUNCIL MEMBERS –

JENNIFER M. PERRIN
Interim City Clerk

2006-____

RESOLUTION NO. 2006-122

A RESOLUTION OF THE LODI CITY COUNCIL
WAIVING FEES FOR HOUSE FUNDRAISER BY
HUTCHINS STREET SQUARE FOUNDATION

WHEREAS, the Hutchins Street Square Foundation is having a house constructed as a fundraiser for the Foundation to be used to support the Square; and

WHEREAS, the project is a new three-bedroom residence at 1458 Wildwood Drive and involves numerous companies and individuals in the construction and development industry who are working together through donations or reduced costs of time and materials, reduced land costs, favorable financing terms, and other services to lower the costs of development; and

WHEREAS, the house will then be sold to a buyer, with the net proceeds of the sale accruing to the Foundation to support the Square; and

WHEREAS, the Foundation requests that the City join this effort and waive permit fees in the amount of \$3,158.00 to assist in lowering the development costs.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize staff to waive the permit fees in the amount of \$3,158.00 for the house fundraiser by the Hutchins Street Square Foundation.

Dated: June 21, 2006

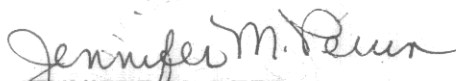
I hereby certify that Resolution No. 2006-122 was passed and adopted by the Lodi City Council in a regular meeting held June 21, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, Johnson, Mounce,
and Mayor Hitchcock

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


JENNIFER M. PERRIN
Interim City Clerk